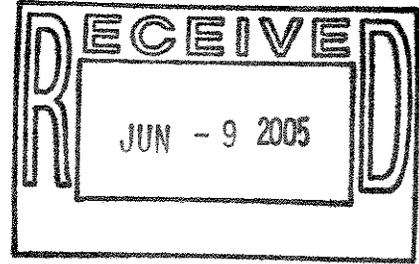


Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

Telephone: (978) 263-6166 Fax: (978) 264-4049



June 9, 2005

Town of Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Dear Members of the Board:

In accordance with Section 7.3.3 of the Town of Acton Zoning Bylaws, Quail Ridge Country Club, LLC hereby requests permission to install a sign within the limits of Skyline Drive for the purpose of identifying the location and entrance to Quail Ridge Country Club and Palmer Kennels. Prior to making this request, we consulted both the Town Planner and the Building Commissioner relative to the sign regulations and it was agreed that Section 7.3.3 was the appropriate means to obtain permission to install the requested signage.

The proposed sign will be located within the island at the entrance to Skyline Drive, surrounded by vertical granite curbing as shown on the approved subdivision plan. The size of the sign was designed to reflect the height and area limitations for a Business Center Monument Sign, as defined and allowed by Sections 7.2.3, 7.2.9 and 7.8.5.2 of the Zoning Bylaw. In addition, it is our intention to illuminate the sign in accordance with Section 7.4.3 of the Bylaw.

Attached, please find plans and details of the proposed signage for your review and comment. We look forward to hearing from you regarding your decision on this matter.

Sincerely,


Dennis Ring
Quail Ridge Country Club, LLC

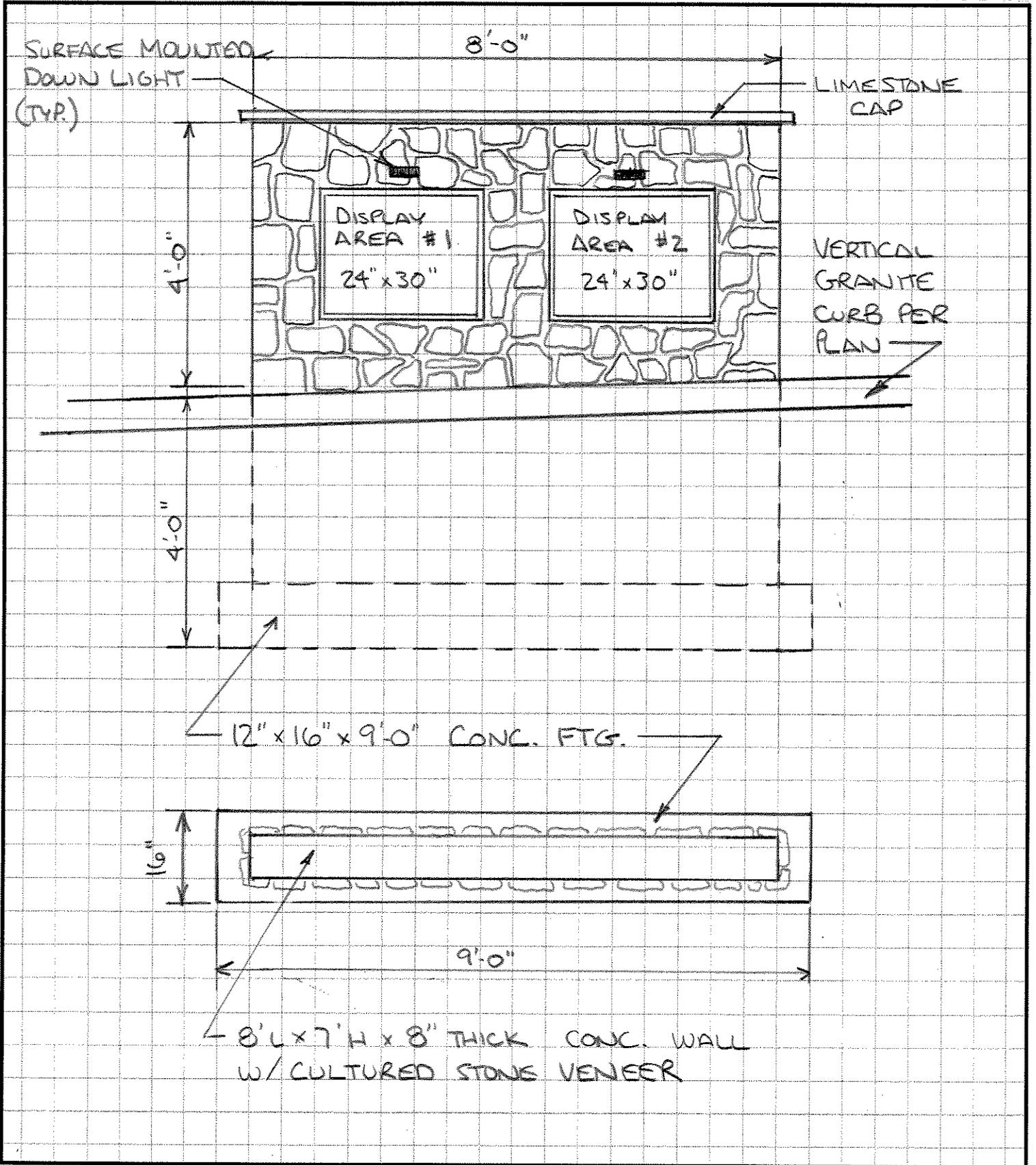
cc: Gary Rhodes – Building Commissioner
Roland Bartl – Town Planner

Quail Ridge Country Club, LLC

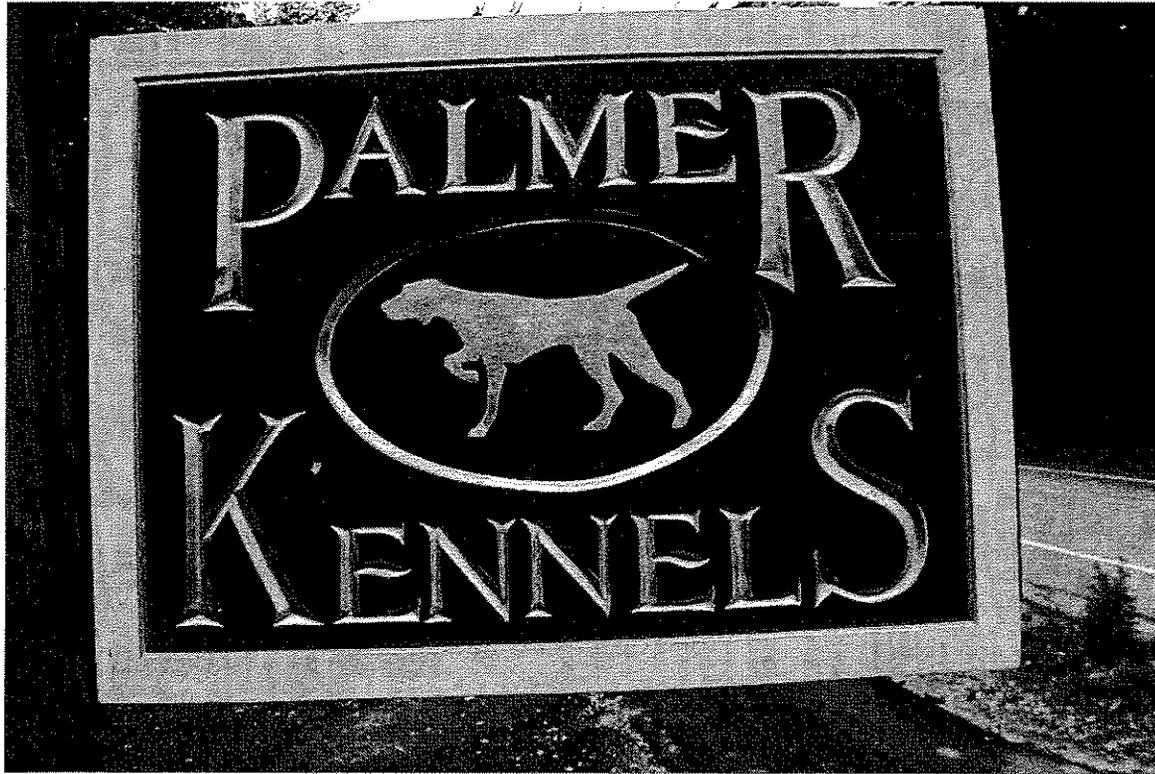
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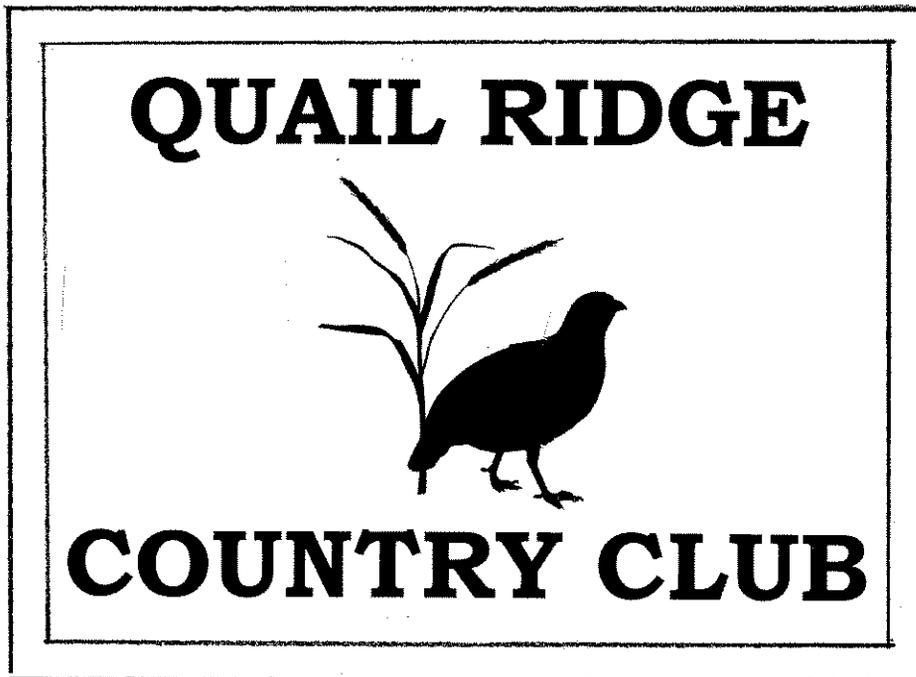
PROPOSED MONUMENT SIGN & SKYLINE DRIVE 1/2" = 1'-0"



DISPLAY AREA #1 - 24" x 30" BRONZE PLAQUE



DISPLAY AREA #2 * - 24" x 30" BRONZE PLAQUE



* LOGO & FONT SUBJECT TO CHANGE



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MANUFACTURED STONE VENEER

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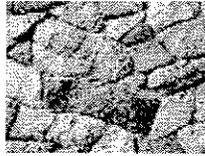
1-800-255-1727

Dressed Fieldstone

The rugged look of Rough-faced Dressed Fieldstone compliments any natural environment. It can accent, and evokes the look of age old materials, yet lends itself to contemporary applications, the texture, its color variety and its silvery mica sheen.



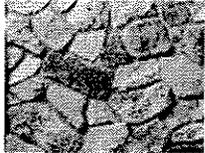
Aspen



Brandywine



Bucks County



Chardonnay

Villa Di Lago NEW

[Product Menu](#)

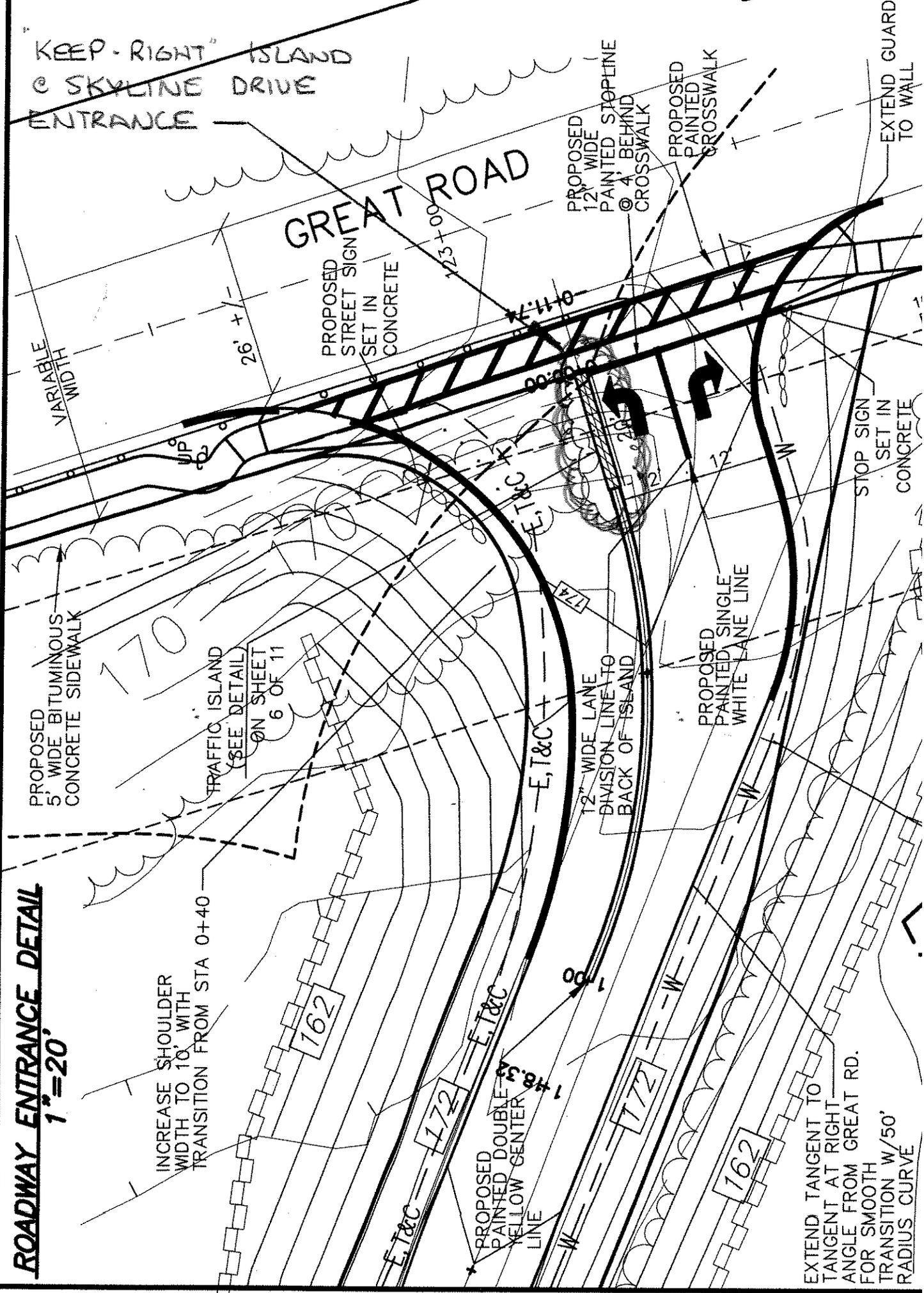
Owens Corning strives to accurately reproduce the images of Cultured Stone® manufactured stone veneer products. However, due to manufacturing variances, the limitations of your monitor resolution, and the variation in natural exterior lighting, actual colors may vary from the images you see. For this reason, it is necessary to see a product sample or the products installed on a home before making a purchase.

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* SAME PATTERN & COLOR AS ACCENTS ON FAMILY CENTER

ROADWAY ENTRANCE DETAIL
1"=20'

KEEP-RIGHT ISLAND
© SKYLINE DRIVE
ENTRANCE



VARIABLE WIDTH

GREAT ROAD

PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK

TRAFFIC ISLAND (SEE DETAIL) ON SHEET 6 OF 11

INCREASE SHOULDER WIDTH TO 10' WITH TRANSITION FROM STA 0+40

PROPOSED STREET SIGN SET IN CONCRETE

PROPOSED 12" WIDE PAINTED STOPLINE © 4' BEHIND CROSSWALK

PROPOSED PAINTED CROSSWALK

EXTEND GUARD TO WALL

STOP SIGN SET IN CONCRETE

PROPOSED SINGLE PAINTED WHITE LANE LINE

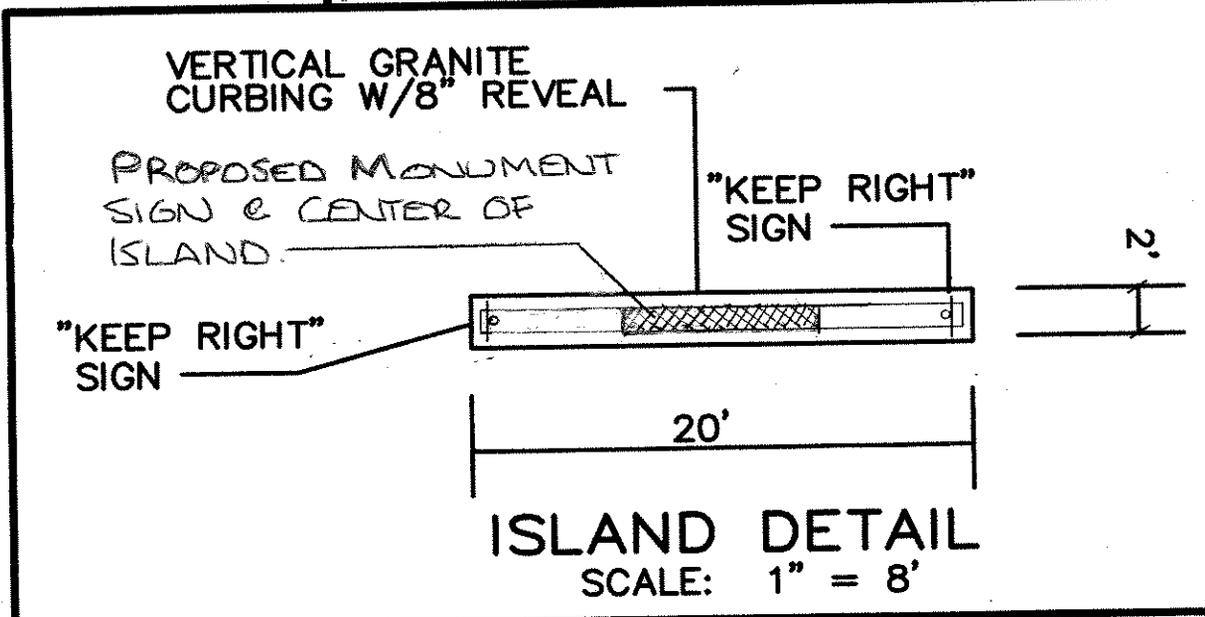
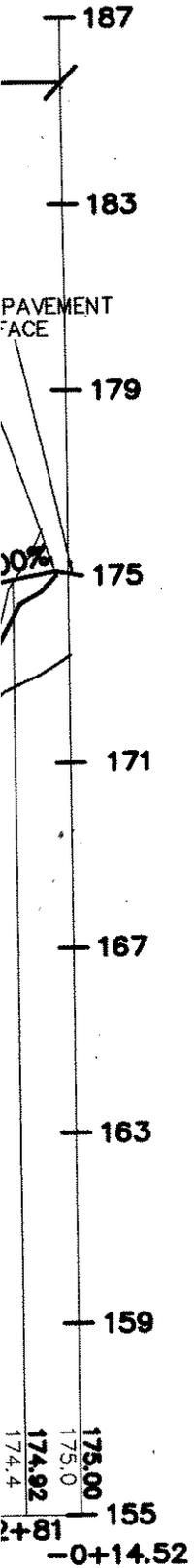
12" WIDE LANE DIVISION LINE TO BACK OF ISLAND

PROPOSED PAINTED DOUBLE YELLOW CENTER LINE

EXTEND TANGENT TO TANGENT AT RIGHT ANGLE FROM GREAT RD. FOR SMOOTH TRANSITION W/50' RADIUS CURVE

DATE

- W — 8" D.I. WATER LINE
- — — — — GUARD RAIL (EXIST.)
- • — • — • — GUARD RAIL (PROP.)
- — — — — PROP. GRANITE BOUND (4'x6"x6")
- — — — — EXIST. GRADE 25' LEFT
- — — — — EXIST. GRADE CENTER
- — — — — EXIST. GRADE 25' RIGHT
- BEL=161.9
- * BOTTOM ELEVATION
- STREET LIGHT

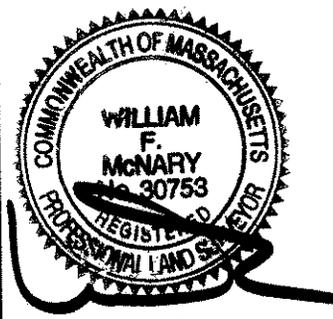


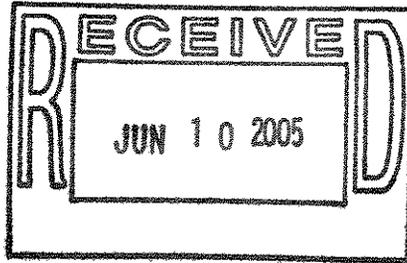
SKYLINE DRIVE
DEFINITIVE SUBDIVISION
ACTON, MASSACHUSETTS

PLAN & PROFILE
FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=40' APRIL 14, 2003
REV.: JUNE 18, 2003

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
(978) 263-8585
ENGINEERING - PLANNING - SURVEYING

(3283DEFSUB_A2.DWG) SHEET 6 OF 11 SM-3283





TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** January 7, 1998
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Request to the Board of Selectmen for Approval of Sign in Skyline Drive

I recommend approval of the requested business sign for QRCC and Palmer Kennels, provided that the temporary signs in that Skyline Drive/Great Road intersection area will be removed. Following are the facts and circumstances, and my opinions that lead me to this recommendation:

1. Skyline Drive is a street that the Planning Board approved under the Subdivision Control Law and the Acton Subdivision Rules and Regulations. The Planning Board stipulated with the usual conditions that Skyline Drive must remain a private way, must be maintained privately, and that there will no petitions to Town to the contrary. These restrictions are repeated in a private way covenant and maintenance agreement of record.
2. The approved subdivision plan indicates a business sign in the proposed location, but the Planning Board's plan endorsement did not approve or legalize such a sign. It was shown for information purposes. At the time, I made a mental note that, where proposed, it would not obstruct sight distance. The Skyline Drive subdivision approval left the sign on the plan without further note or discussion allowing QRCC now to pursue whatever options it might have to get the sign approved.
3. The zoning bylaw regulates signs, but zoning does not apply to streets. Streets are under the jurisdiction of the Board of Selectmen (or MassHighway for State roads). Accordingly, the zoning bylaw specifically delegates the authority over advertising signs in streets to the Board of Selectmen:

Zoning Bylaw, section 7.3.3:

7.3.3 Any SIGN ERECTED within or above a STREET or affixed to public property, except for permitted EXTERIOR SIGNS above a sidewalk and except for SIGNS within or above a STREET or affixed to public property for which written approval has been issued by the Board of Selectmen or its designee. The Board of Selectmen may adopt and from time to time amend policies and regulations regarding SIGNS within or above a STREET or affixed to public property.

In effect, the Selectmen as Acton's Road Commissioners have authority, unimpeded by zoning, over any signs in streets. While this construct is intended primarily for public ways owned by the Town of Acton, the zoning bylaw does not distinguish between public and private streets. Therefore, section 7.3.3 brings this matter before the Board of Selectmen.

4. Normally, a business sign could be located on private land next to a street right-of-way or driveway subject to zoning controls. Here, the unique topography of the land makes this

option impossible without a variance for height and/or setbacks from the right-of-way line. The surrounding land falls off very quickly and steeply from the edge of the street (or from behind the sidewalk on Great Road) into adjacent wetlands 10 feet below. Even if variances were granted, the resulting sign would look awkward and out of place. While Skyline Drive is a street, it functions more like a business driveway. The business sign is proposed in a logical and practical location. If built as proposed, it would add a touch of class to the Skyline Drive entrance.

5. The proposed sign meets the by-right dimensional standards for business center signs in accordance with sections 7.8.4 and 7.8.5.2 of the zoning bylaw. Thus, it seeks to fit in with the general context of business signage on Great Road and does not try to stand out more than any other sign on Great Road.

Cc: Planning Board
Building Commissioner

I:\planning\ldc tm\qrc - skyline drive sign.doc

Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

Telephone: (978) 263-6166 Fax: (978) 264-4049

COPY

June 9, 2005

Town of Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Dear Members of the Board:

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Attached, please find plans and details of the proposed signage for your review and comment. We look forward to hearing from you regarding your decision on this matter.

Sincerely,


Dennis Ring
Quail Ridge Country Club, LLC

cc: Gary Rhodes – Building Commissioner
Roland Bartl – Town Planner

SECTION 7.

SIGNS AND ADVERTISING DEVICES

- 7.1 Purpose** – Signs are a necessary means of communicating information. Generally, signs are intended to be highly visible. They attract attention and are one of the most visible and apparent aspects of a town's character. They tend to produce a lasting impression on residents and visitors and they provide an indication of the commercial health of a business area and a town as a whole. Simplicity in design and restrained use of signs are necessary to prevent a sign overload which creates clutter and is as confusing as no signs at all. The purposes of this section are:
- 7.1.1 To promote the safety and welfare of residents, businesses and visitors;
 - 7.1.2 To enhance the safety of all traffic participants by encouraging simple messages and by preventing sign overload, clutter and confusion;
 - 7.1.3 To encourage the effective use of signs as a means of communication, information and advertisement;
 - 7.1.4 To foster free and effective expression and advertising, through creative and distinctive design;
 - 7.1.5 To maintain and enhance the aesthetics of the built environment and the character of the Town;
 - 7.1.6 To encourage signs which by their location, size and design are in harmony and compatible with the surrounding BUILDINGS and environment;
 - 7.1.7 To maintain and promote economic health and stability;
 - 7.1.8 To further the general purposes of this Bylaw.
- 7.2 Definitions** – For the purposes of this Section, the following terms shall have the following meaning. The terms defined below are capitalized in the following parts of this Section in addition to the terms defined in Section 1.
- 7.2.1 **AWNING SIGN** – A permanent SIGN which is affixed to or consists of a permanent or retractable awning or marquee permanently mounted to the exterior surface of a BUILDING.
 - 7.2.2 **BILLBOARD SIGN** – A SIGN which advertises a business, service, product, commodity, entertainment or similar object or activity which is conducted, sold or offered on a LOT other than the LOT on which the SIGN is ERECTED.
 - 7.2.3 **BUSINESS CENTER** – For the purpose of this Section, BUSINESS CENTER shall be defined as a business development occupied by or available for occupancy to at least two distinctly separate businesses on one or more adjacent LOTS sharing common facilities such as driveways and parking areas.
 - 7.2.4 **DISPLAY AREA** – The total surface area of a SIGN, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the SIGN. The DISPLAY AREA of an INDIVIDUAL LETTER

SIGN, AWNING SIGN or irregularly shaped SIGN shall be the area of the smallest rectangle into which the letters, designs or symbols will fit. Where SIGN faces are placed back to back and face in opposite directions, the DISPLAY AREA shall be defined as the area of one face of the SIGN.

- 7.2.5 ERECTING – Any installing, constructing, reconstructing, replacing, relocating or extending of a SIGN, but ERECTING shall not include repairing, maintaining, re-lettering, or repainting of an existing SIGN.
- 7.2.6 EXTERIOR SIGN – A WALL SIGN, PROJECTING SIGN or AWNING SIGN.
- 7.2.7 FREESTANDING SIGN – A non-movable SIGN not affixed to any BUILDING but constructed in a permanently fixed location on the ground with its own support structure, including a MONUMENT SIGN, and displaying a SIGN face on not more than two sides.
- 7.2.8 INDIVIDUAL LETTER SIGN – A WALL SIGN consisting of individual letters mounted to a BUILDING surface without any background or frame.
- 7.2.9 MONUMENT SIGN – A form of a FREESTANDING SIGN which is attached to and in contact with the ground over the full width of its DISPLAY AREA.
- 7.2.10 NEON SIGN – A SIGN which features exposed glass tubing filled with fluorescent gas.
- 7.2.11 OFFICE PARK or INDUSTRIAL PARK – For the purpose of this Section, OFFICE PARK or INDUSTRIAL PARK shall be defined as a development of two or more BUILDINGS on one or more adjacent LOTS totaling at least 50,000 square feet of NET FLOOR AREA and available for occupancy by users of office or industrial BUILDING space.
- 7.2.12 MOVABLE SIGN – Any SIGN not permanently attached to the ground or to a BUILDING or permanent STRUCTURE, which is designed to be portable such as an A-frame, H-frame or T-frame SIGN placed on the surface of the ground or temporarily staked into the ground.
- 7.2.13 PROJECTING SIGN – A SIGN which is permanently affixed to the exterior surface of a BUILDING or STRUCTURE with the DISPLAY AREA positioned perpendicular to the wall to which the SIGN is mounted.
- 7.2.14 ROOF SIGN – A SIGN which is painted, mounted or in any way projected above the lowest point of the eaves of a BUILDING or STRUCTURE, not including any SIGN defined as a WALL SIGN and not including any WALL SIGN mounted on a vertical BUILDING wall located above the eaves of any lower portion or wing of a BUILDING.
- 7.2.15 SIGN – Any symbol, design or device used to identify or advertise any place, business, product, activity, service, person, idea or statement.
- 7.2.16 WALL SIGN – A SIGN which is painted or otherwise permanently affixed to a vertical exterior surface of a BUILDING or STRUCTURE with the DISPLAY AREA positioned parallel with the wall to which the SIGN is mounted, and including such a SIGN affixed to a parapet or to the lower slope of a gambrel or mansard roof.
- 7.2.17 WINDOW SIGN – A SIGN, picture, symbol or message visible from the window's exterior side, either hung or otherwise attached directly to the inside of a window, or

painted or etched on either side of the window pane or glass, not including any part of a customary window display of merchandise or other product.

7.3 SIGNS Prohibited in All Districts

7.3.1 Any SIGN ERECTED in violation of this Bylaw.

7.3.2 BILLBOARD SIGNS unless specifically authorized herein; and SIGNS on utility poles, communication towers, water towers, fences, trees, shrubs or other natural features, except for directional SIGNS listed in Section 7.5.3.

7.3.3 Any SIGN ERECTED within or above a STREET or affixed to public property, except for permitted EXTERIOR SIGNS above a sidewalk and except for SIGNS within or above a STREET or affixed to public property for which written approval has been issued by the Board of Selectmen or its designee. The Board of Selectmen may adopt and from time to time amend policies and regulations regarding SIGNS within or above a STREET or affixed to public property

7.3.4 MOVABLE SIGNS except as specifically provided herein. Any SIGN designed to be transported by means of wheels, and SIGNS attached to or painted on vehicles parked and visible from a STREET or a right of way customarily used by the general public, unless said vehicle is registered and used, as a vehicle, in the normal day-to-day operations of the business.

7.3.5 ROOF SIGNS, and any other SIGNS on a LOT which in any way are projected above a BUILDING or STRUCTURE.

7.3.6 Except as specifically provided herein, any SIGN consisting of or containing pennants; ribbons; streamers; spinners; balloons; strings of lights not associated with a specific religious holiday; flags other than those identifying a nation, state, city or town or located on land owned by the Town of Acton; revolving beacons; searchlights; animation.

7.3.7 SIGNS that change or rearrange characters or letters or illustrations, except as specifically provided herein; or flash, rotate, or make noise; or sparkle, twinkle or purposely reflect sunlight; or move, or give the illusion of moving, except for indicators of time and temperature or barber poles.

7.3.8 Any SIGN ERECTED in a side or rear yard required under this Bylaw unless such SIGN is affixed to an existing BUILDING, or unless such SIGN is a directional SIGN listed in Section 7.5.3.

7.3.9 Any SIGN or advertising device which due to its shape or combination and arrangement of colors and/or words resemble traffic SIGNS and traffic control devices.

7.3.10 Any SIGN which in any way creates a hazard to traffic participants, obscures or confuses traffic controls or blocks safe sight distance.

7.3.11 Any SIGN which in any way obstructs free entrance or egress from a door, window or fire escape.

7.3.12 Any SIGN advertising or identifying a business, service, product, commodity, entertainment or similar object or activity which has been discontinued. Such SIGN

shall be removed promptly, in any case within 30 days after notice by the Building Commissioner.

7.3.13 Any SIGN that depicts, describes or relates to nudity or sexual conduct as defined in M.G.L., Ch. 272, s. 31, and that is visible from the outside of a BUILDING.

7.4 **General Regulations** – Except where stated otherwise, the following provisions shall apply to SIGNS in all Zoning Districts.

7.4.1 Design – In the Village Districts no visible portion or exterior surface of any SIGN shall be made of plastic, other petroleum based products, or sheet metal, except that in the EAV District such materials may be used provided that the visible portions and exterior surfaces of a SIGN have a wooden appearance.

7.4.2 Construction and Maintenance – SIGNS shall be constructed of durable and weatherproof materials. They shall be maintained in safe structural condition and good visual appearance at all times and no SIGN shall be left in a dangerous or defective state. All electrical equipment associated with a SIGN shall be installed and maintained in accordance with the National Electrical Code. The Building Commissioner shall have the authority to inspect any SIGN and order the owner to paint, repair or remove a SIGN which constitutes a hazard, or a nuisance due to improper or illegal installation, dilapidation, obsolescence or inadequate maintenance.

7.4.3 Illumination

7.4.3.1 No SIGN shall be illuminated longer than 30 minutes before opening or after closing of any store or business.

7.4.3.2 No SIGN shall incorporate or be lighted by flashing or blinking lights, or by lights changing in intensity.

7.4.3.3 Except as otherwise provided herein, illumination for any SIGN shall be provided through a stationary external light source, with the light projected downward from above and in compliance with section 10.6.2.4.a) of this Bylaw. In no case shall the illumination of a SIGN cause blinding or otherwise obstruct the safe vision of any traffic participant anywhere. SIGN illumination through an external source shall always be white or off-white.

7.4.3.4 The following types of SIGNS with internal or quasi-internal illumination shall be permitted, provided that they comply with all applicable standards of the previous section. The word "opaque" as used in the following Sub-Sections shall mean that the opaque object shall appear black when the sign is lit at night.

- a) NEON SIGNS, subject to Sections 7.5.17 and 7.13.1.6.
- b) Opaque INDIVIDUAL LETTER SIGNS or symbols, back-lit with a white and concealed light source, thereby creating an effect by which the letters or symbols are silhouetted against a wall illuminated by said light source.
- c) SIGNS featuring individual letters or symbols which are cut out from an opaque facing and back-lit with a white and concealed light source, thereby creating an effect by which the facing, from which the letters or symbols are cut out, is silhouetted against a wall illuminated by said light source.
- d) Back-lit AWNING SIGNS with the light source internal or concealed from public view. Such SIGNS shall not be permitted in a Village District.

- e) INDIVIDUAL LETTER SIGNS with translucent letter faces, internally illuminated with a soft-glow light source; or SIGNS with an opaque SIGN face with cutout translucent letter surfaces which are internally illuminated with a soft-glow light source. Such SIGNS shall not be permitted in a Village District.
- 7.4.3.5 In the EAV District, PROJECTING SIGNS, AWNING SIGNS, WALL SIGNS and FREESTANDING SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c), or from an external light source with the light projected downward from above.
- 7.4.3.6 In all other Village Districts, PROJECTING SIGNS and AWNING SIGNS shall not be illuminated, WALL SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c), and FREESTANDING SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c) or from an external light source.
- 7.4.3.7 The DISPLAY AREA of an illuminated SIGN shall not exceed an average illuminance of 50 foot-candles measured directly on the surface of the SIGN.
- 7.4.3.8 Light fixtures including bulbs or tubes used for SIGN illumination should be selected and positioned to achieve the desired brightness of the SIGN with the minimum possible wattage while ensuring compliance with all applicable requirements of this Bylaw. Where possible, the fixtures used for SIGN illumination should classify as "energy efficient", as defined by the power utility company serving the LOT.
- 7.4.4 Re-lettering – The re-lettering of a SIGN shall be equivalent to the ERECTING of a SIGN as defined in Section 7.2.5, except in the case of the following SIGNS and under the following conditions:
 - 7.4.4.1 Any SIGN listed under Section 7.5.
 - 7.4.4.2 Indicators of time and temperature.
 - 7.4.4.3 The listing of current shows on SIGNS associated with a cinema or theater.
 - 7.4.4.4 The names of individual businesses located on a FREESTANDING SIGN which identifies a BUSINESS CENTER, and which is ERECTED in conformance with Sections 7.8.5.2 or 7.8.6.3.
- 7.4.5 Other Regulations
 - 7.4.5.1 Where more than one SIGN is permitted for a PRINCIPAL USE, a combination of not more than two of the following types of SIGNS shall be permitted per PRINCIPAL USE: WALL SIGN, PROJECTING SIGN, AWNING SIGN, and FREESTANDING SIGN. However, in the EAV District, a combination of up to three such SIGN types shall be permitted per PRINCIPAL USE. This section does not apply to any SIGN that does not require a SIGN Permit as listed in Section 7.5, or to an off-premises directional SIGN permitted under Section 7.9, or to a special event SIGN permitted under Section 7.10.
 - 7.4.5.2 The height, width and thickness of a SIGN shall be determined as the maximum vertical and horizontal dimensions of a SIGN including all support structures and bracing.
- 7.5 **SIGNS Which Do Not Require a SIGN Permit** – The following SIGNS do not require a SIGN Permit or Special Permit, nevertheless such SIGNS shall comply with Sections 7.3 and 7.4 above unless specifically provided otherwise in this section. No such SIGN shall be ERECTED within 5 feet of the sideline of a STREET or any other right of way

FREESTANDING SIGN shall be permitted within such BUSINESS CENTER, and provided further that in a Village District no other FREESTANDING or EXTERIOR SIGN shall be ERECTED to identify the BUSINESS CENTER.

- 7.8.2 No FREESTANDING SIGN shall be ERECTED within 5 feet of the sideline of a STREET or any right of way customarily used by the general public, or within such greater distance that is equal to the height of the FREESTANDING SIGN, and no portion of a FREESTANDING SIGN shall be located within the airspace above any such minimum required distance.
- 7.8.3 A FREESTANDING SIGN shall be integrated into the landscape design of the LOT or parcel. It shall be centered within a landscaped area located on the LOT or parcel with a minimum area in square feet to be equal to the overall height of the SIGN multiplied by two, by the power of two. (Example - SIGN height = 6 feet: 6 ft. x 2 ft. = 12 ft.; 12 ft. x 12 ft. = 144 sq. ft. = minimum landscaped area). Such landscaped area shall be planted and maintained with suitable vegetation including shrubs and flowering perennials surrounding the base of the FREESTANDING SIGN. The landscaped area required under this section may be provided as part of a landscaped area required under any other section of this Bylaw.
- 7.8.4 If a FREESTANDING SIGN is a MONUMENT SIGN where the exterior surface of the support structure consists of masonry material which remains in its natural color other than plain gray concrete, the area below the lowest portion of any letter, symbol or illustration consisting of such masonry surface shall not be counted as DISPLAY AREA.
- 7.8.5 The following standards shall apply to FREESTANDING SIGNS in the Business, Industrial and Office Districts:
- 7.8.5.1 Where a FREESTANDING SIGN identifies a business, such FREESTANDING SIGN shall be permitted in addition to any EXTERIOR SIGN permitted on the same LOT. The DISPLAY AREA of the FREESTANDING SIGN shall not exceed 12 square feet and the height shall not exceed 7 feet. If such a FREESTANDING SIGN is a MONUMENT SIGN, its DISPLAY AREA may be increased to 16 square feet, provided however that the height of a MONUMENT SIGN shall not exceed 4 feet, or 6 feet if its width does not exceed 3 feet. Where the FREESTANDING SIGN identifies a motor vehicle service station the maximum permitted DISPLAY AREA may be increased to 24 square feet if the additionally permitted DISPLAY AREA is used solely for the posting of current prices of fuel and gasoline.
- 7.8.5.2 Where a FREESTANDING SIGN identifies a BUSINESS CENTER, each business located within such BUSINESS CENTER may display its identification on the FREESTANDING SIGN together with the identification of the BUSINESS CENTER, provided that such FREESTANDING SIGN remains of integrated and coherent design and complies with all applicable standards. The DISPLAY AREA of such a FREESTANDING SIGN shall not exceed 20 square feet plus an additional 2 square feet per business name displayed, up to a maximum DISPLAY AREA of 24 square feet, and its height shall not exceed 10 feet. If a FREESTANDING SIGN under this provision is a MONUMENT SIGN, its DISPLAY AREA may be increased to 24 square feet plus an additional 2 square feet per business name displayed, up to a maximum DISPLAY AREA of 30 square feet. The height of such MONUMENT SIGN shall not exceed 6 feet, or 8 feet if its width does not exceed 4 feet.
- 7.8.6 The following standards shall apply to FREESTANDING SIGNS in the Village Districts: